

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2015

**Applicant:** Mable Belcher, LSC Engineering for Cesar Hernandez. Zedna Development, owner

**Property:** 1212 Tulane Street, Lot 27, Block 183, Houston Heights Subdivision. The property includes a historic 1,580 square foot, 1 ½ story wood frame single-family residence situated on a 4,400 square foot (33' x 132') interior lot.

**Significance:** Contributing Dutch Colonial residence, constructed circa 1915, located in the Houston Heights Historic District West.

**Proposal:** New Construction – Construct a rear detached one-story alley loading garage. The garage will measure 23'-4" wide, 22'-4" deep, 8' to the eave, and approximately 15' to the ridge.  
See enclosed application materials and detailed project description on p. 5-13 for further details.

**Public Comment:** One in favor. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** January 29, 2015



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA**

**S - satisfies D - does not satisfy NA - not applicable**

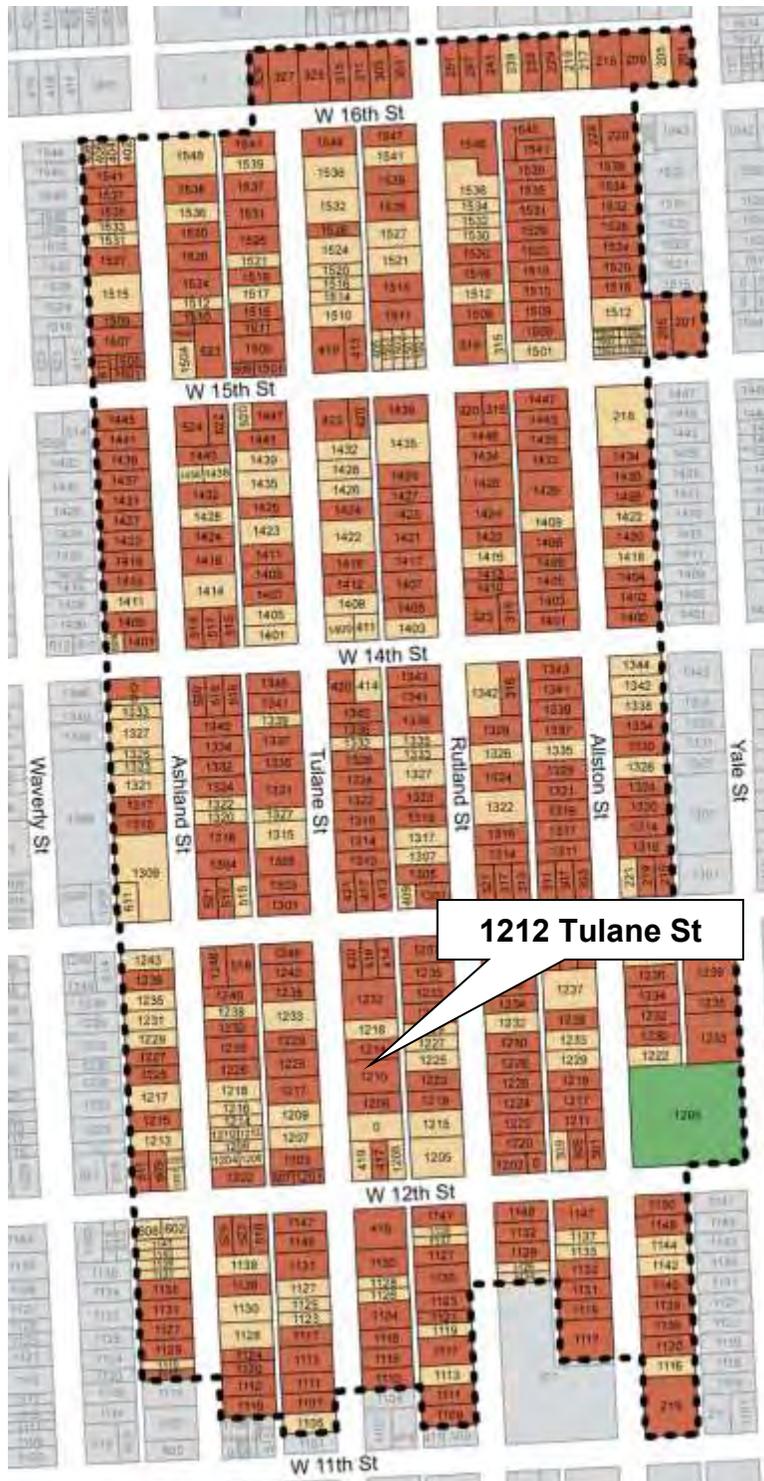
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

**Building Classification**

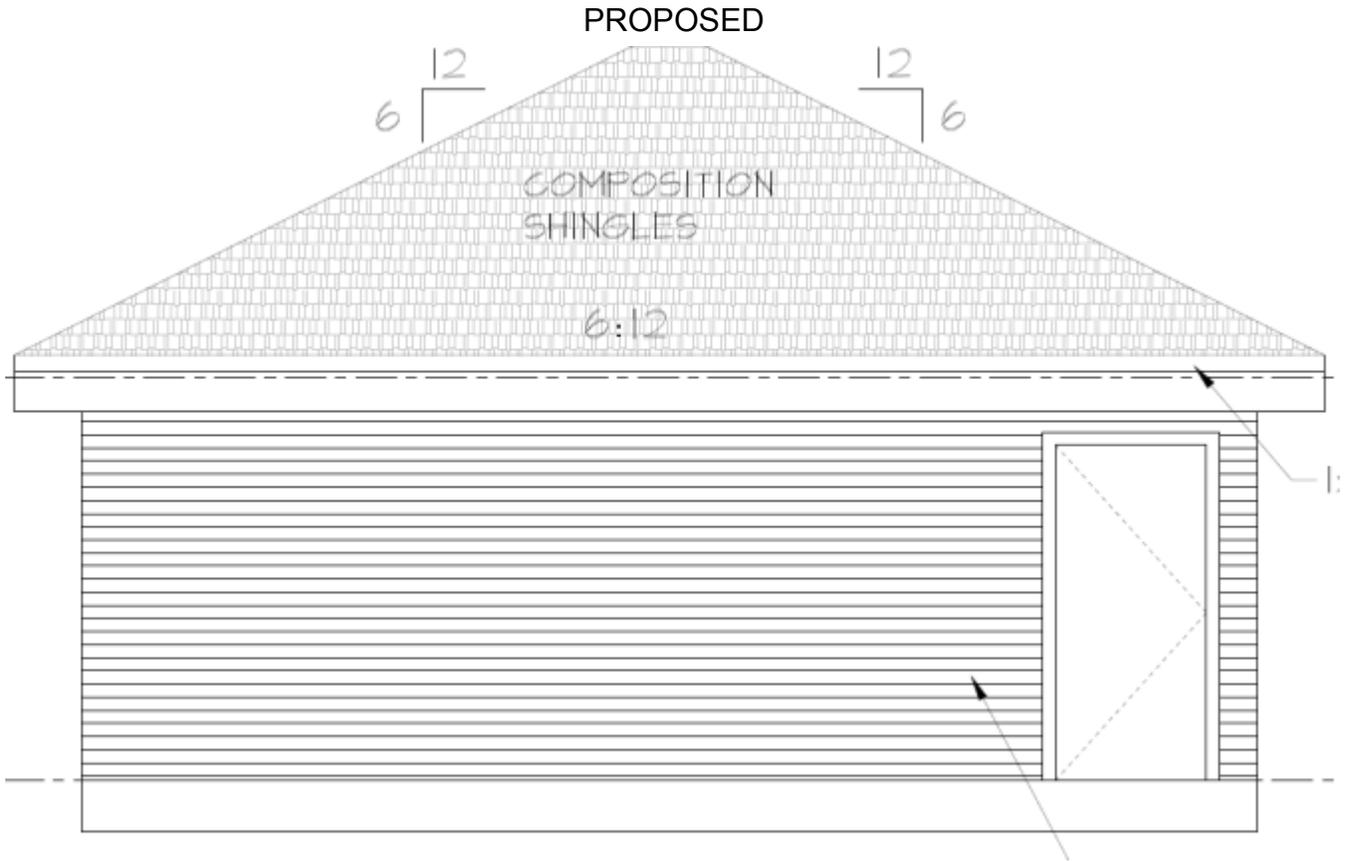
- Contributing
- Non-Contributing
- Park



**CURRENT PHOTO**

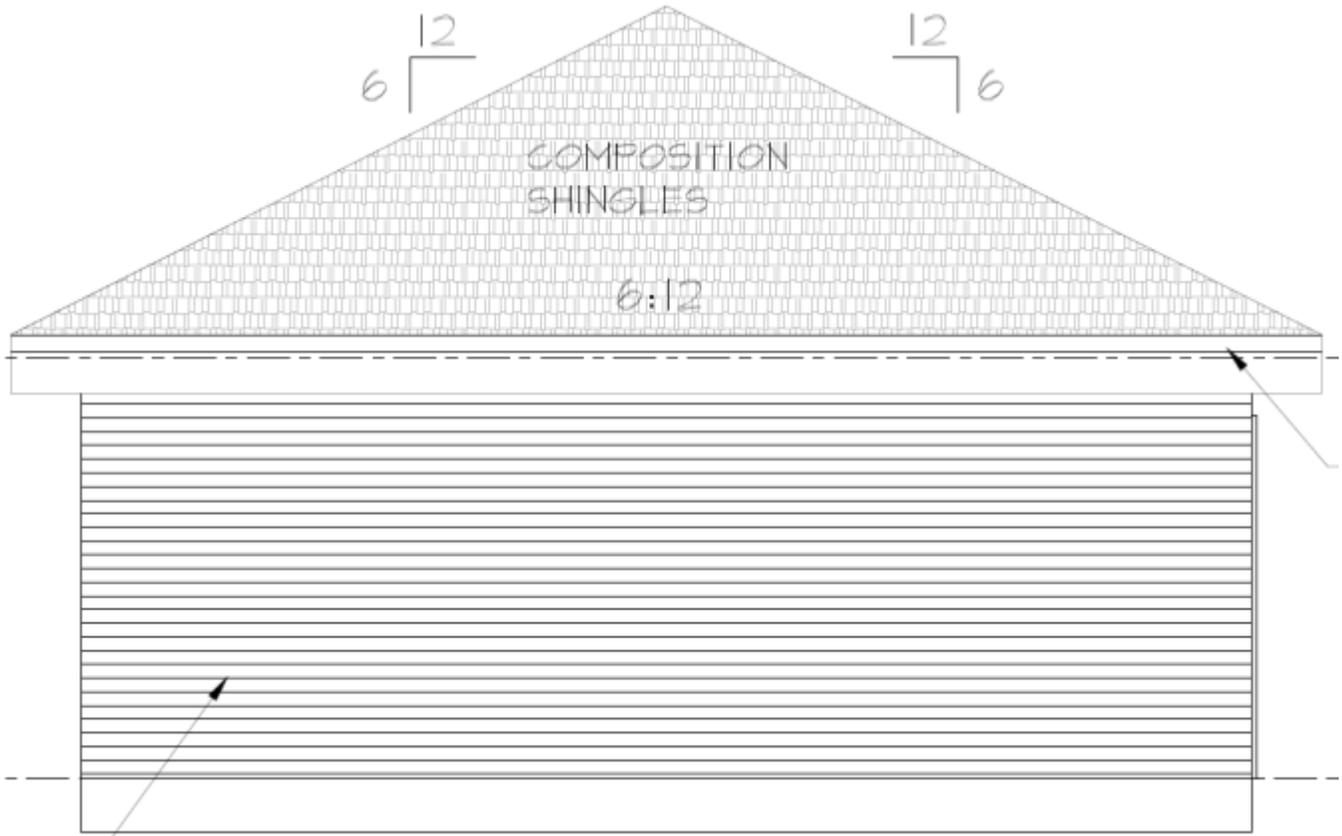


**WEST ELEVATION – FRONT FACING TULANE STREET**



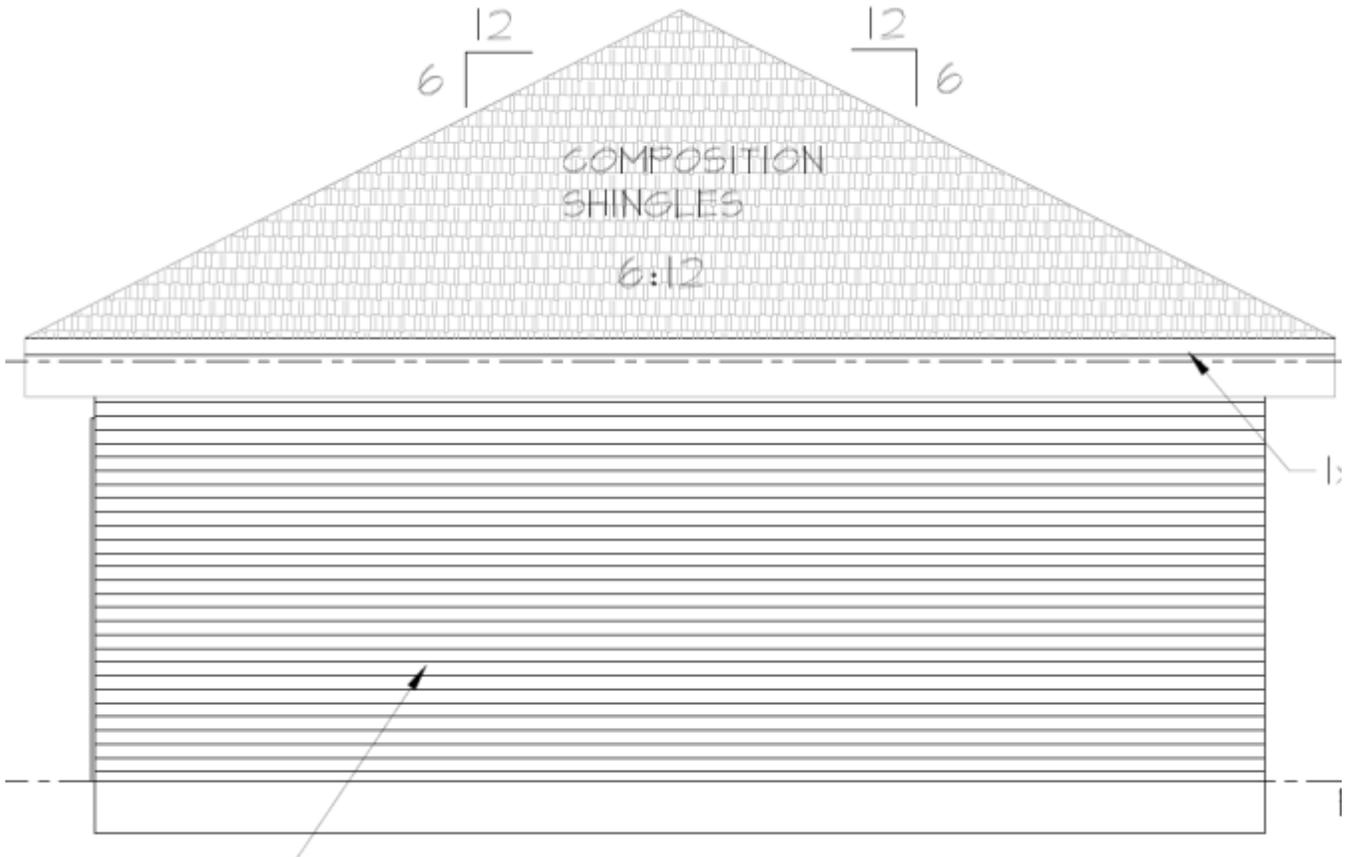
**NORTH SIDE ELEVATION**

PROPOSED



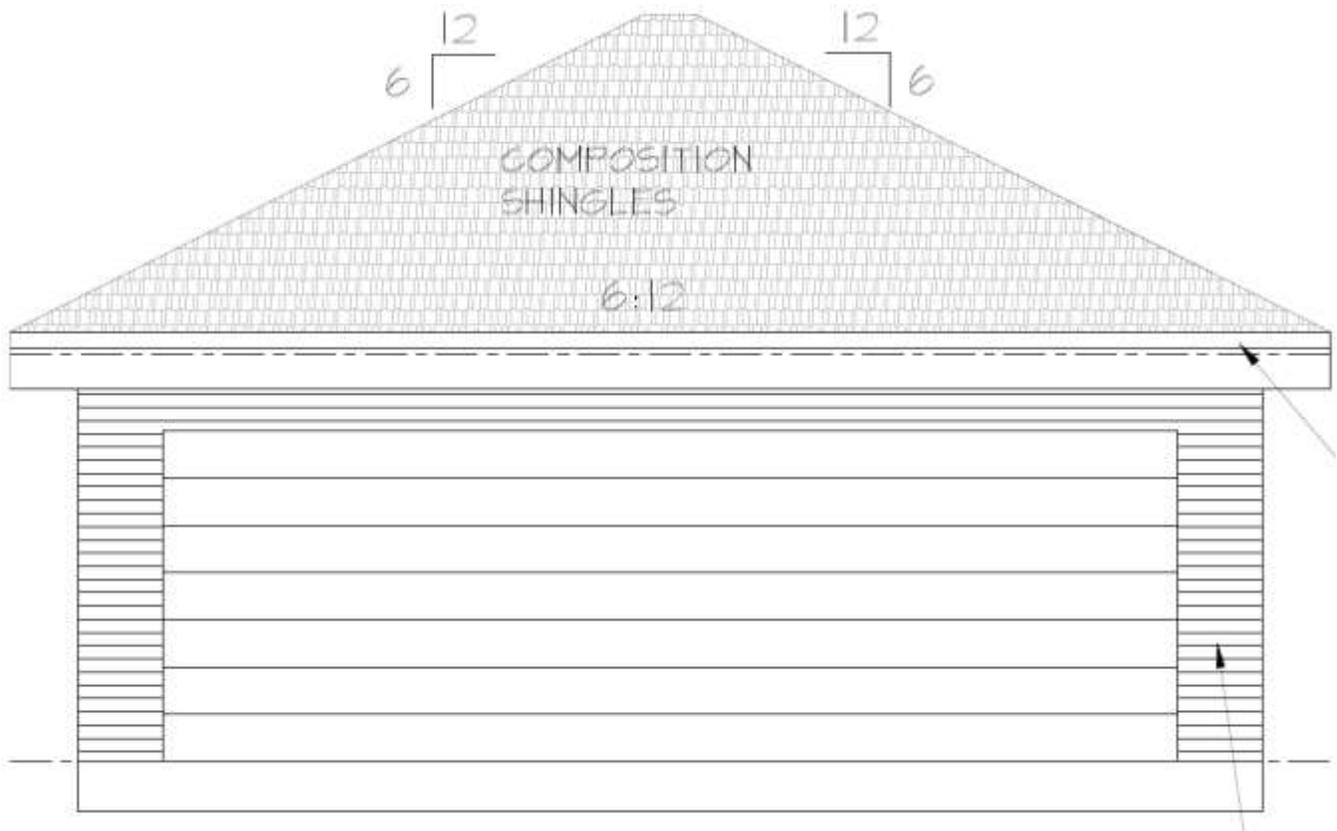
**SOUTH SIDE ELEVATION**

PROPOSED



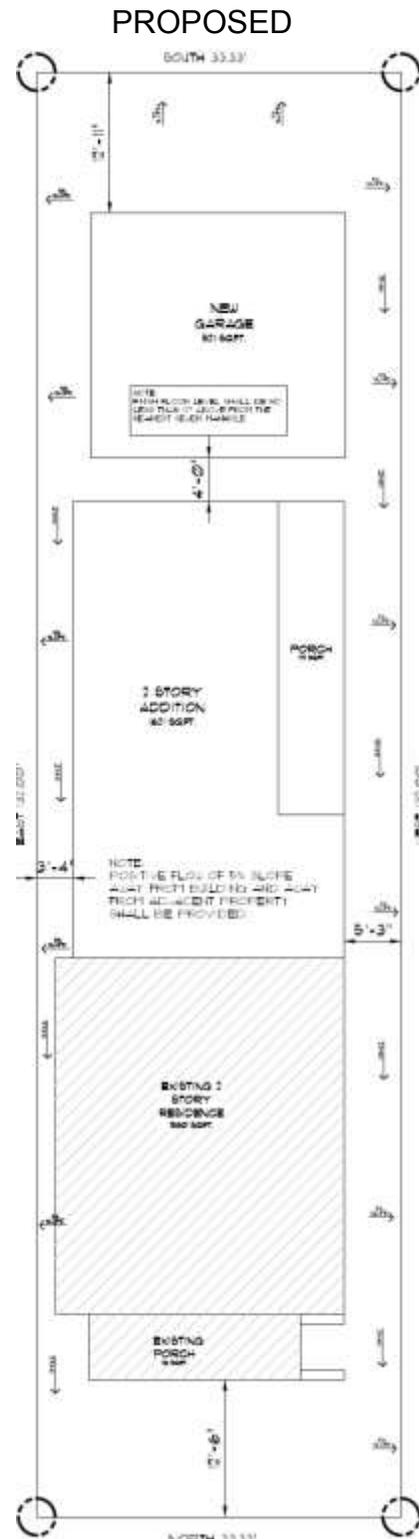
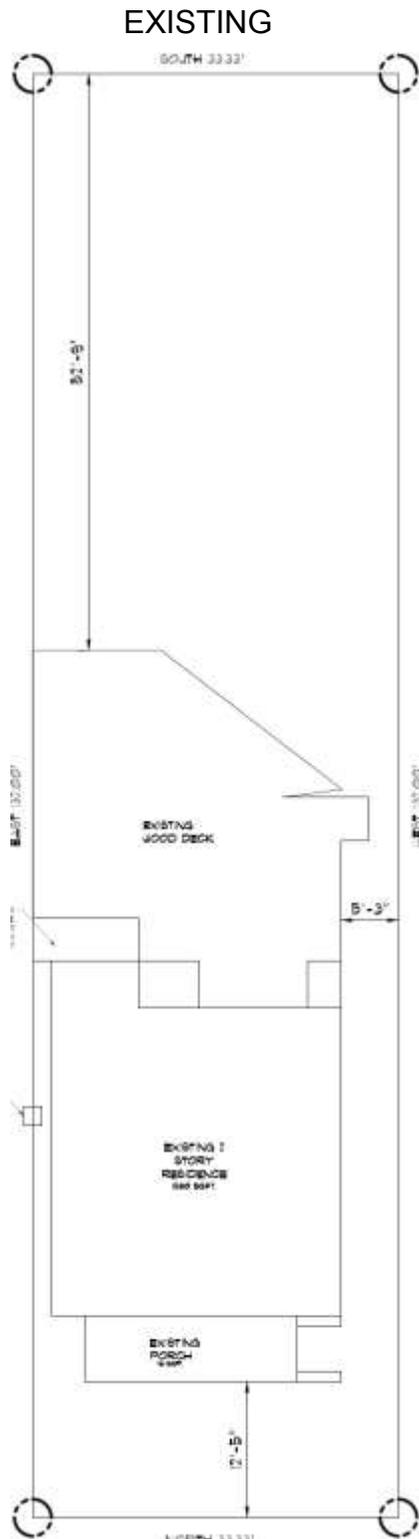
**EAST (REAR) ELEVATION**

PROPOSED





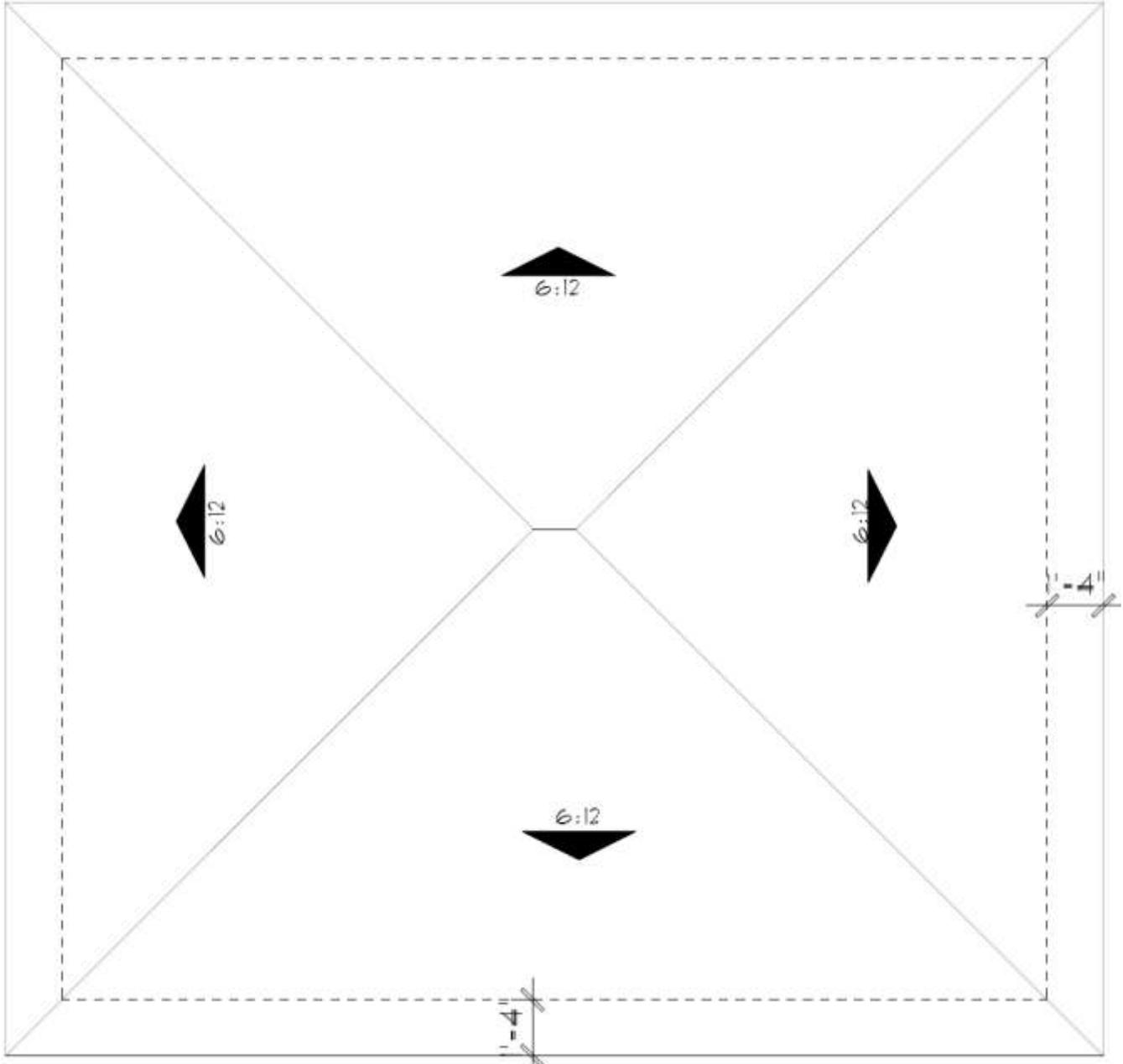
**SITE PLAN**





ROOF PLAN

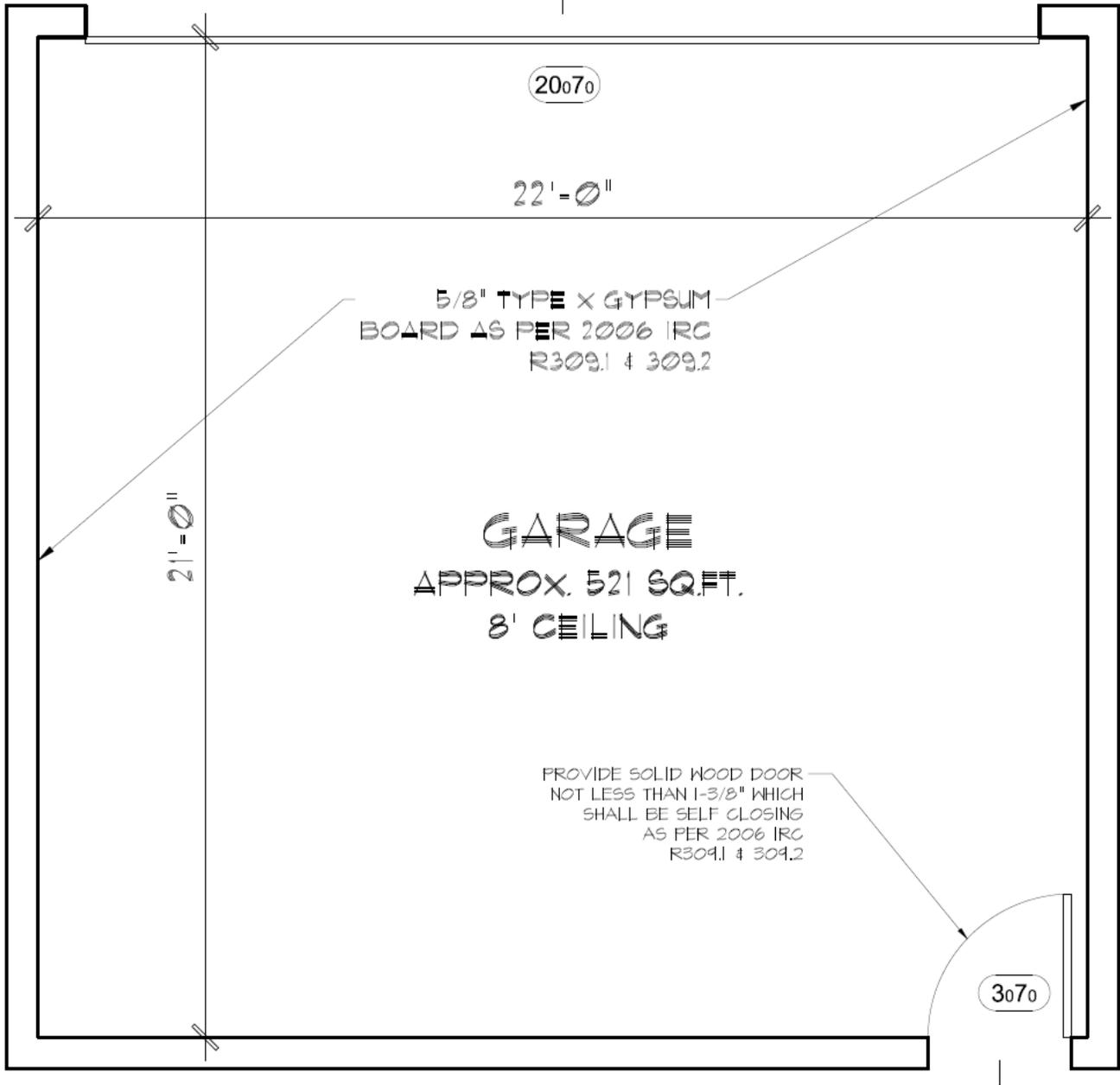
PROPOSED





FIRST FLOOR PLAN

PROPOSED



**PHOTOS SUBMITTED BY APPLICANT**

**REAR OF LOT FACING WEST**



### PROJECT DETAILS

**Shape/Mass:** The garage will measure 23'-4" wide, 22'-4" deep, 8' to the eave, and approximately 15' to the ridge.

**Setbacks:** The garage will be setback 98'-8" from the front property line, 4'-5" from the north property line, 5'-3" from the south property line, and 11' from the rear property line.

**Foundation:** The garage will be constructed on a slab foundation.

**Windows/Doors:** The garage will feature an entry door and a sectional overhead garage door.

**Exterior Materials:** The garage will be clad with cementitious horizontal lap siding.

**Roof:** The garage will feature a hip roof with a 6/12 pitch with closed soffits and a 1'-4" overhang.

**ATTACHMENT A**  
**PUBLIC COMMENT**

## Houston Heights West Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

### Comments/Concerns from J. Kent Marsh

#### 205 W 16<sup>th</sup> – NO OBJECTION

Generally, the proposed design is in character with that of the existing district. The only exception is the square windows which are not a prevalent design characteristic of the historic district. If the intent is to have a certain height window, the width should be adjusted so that the width to height relationship is more vertical than square.

#### 215 W 16<sup>th</sup> – OBJECT

I support staff contention that the wood shingles should remain in the existing gable and should not be replaced with horizontal sheathing.

#### 1528 Allston – SUPPORT

#### 1411 Ashland – OBJECT

The proposed large brackets are not a prevailing element found within the district. While it is not necessary or even desired to copy exactly the historic elements found within the district, the emulation of the existing elements is desired. The proposed brackets are out of scale and out of context with elements found on contributing structures in the district.

#### 1507 Ashland – OBJECT

The dormers and flat shed roof addition on top of the existing historic structure is not acceptable nor required. There is plenty of space on site to allow the new structure to be separate from the existing historic structure.

#### 1212 Tulane (Addition) –OBJECT

This contributing structure is very unique and every attempt should be made to save it intact. While there is evidence of the need for significant repair, the charm of the gambrel roof and the flip-up wave at the end of the cornice is very unique and should be maintained and celebrated. The addition should occur behind the existing structure with a “dash” connection between the existing and the proposed addition.

#### 1212 Tulane (Garage) – SUPPORT

A simple non-visually competitive element that solves a problem and doesn't scream for attention.